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Department of Planning & Zoning**

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## **STAFF REPORT 2005-2006 AREA PLANS REVIEW**

**SUPERVISOR DISTRICT(S):** Mount Vernon

**APR ITEM(S):** 05-III-14P

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**NOMINATOR(S):** Errol Bergsagel (Mount Vernon Council of Citizens Associations)

**ACREAGE:** N/A

**GENERAL LOCATION:** Hooes Road between Ox Road and Silverbrook Road

**PLANNING AREA(S):** Area III and Area IV

**District(s):** Lower Potomac; Pohick

**Sector:** LP1 Laurel Hill; P5 Dominion

**Special Area(s):** N/A

**ADOPTED PLAN MAP:** Transportation Recommendations Pohick Planning District- Figure 2

**ADOPTED PLAN TEXT:** See Attachment I.

**PROPOSED PLAN AMENDMENT:** Remove text which requires that the road be studied before it is widened to four lanes, and that the study be contingent upon completing all other planned transportation improvements in the area.

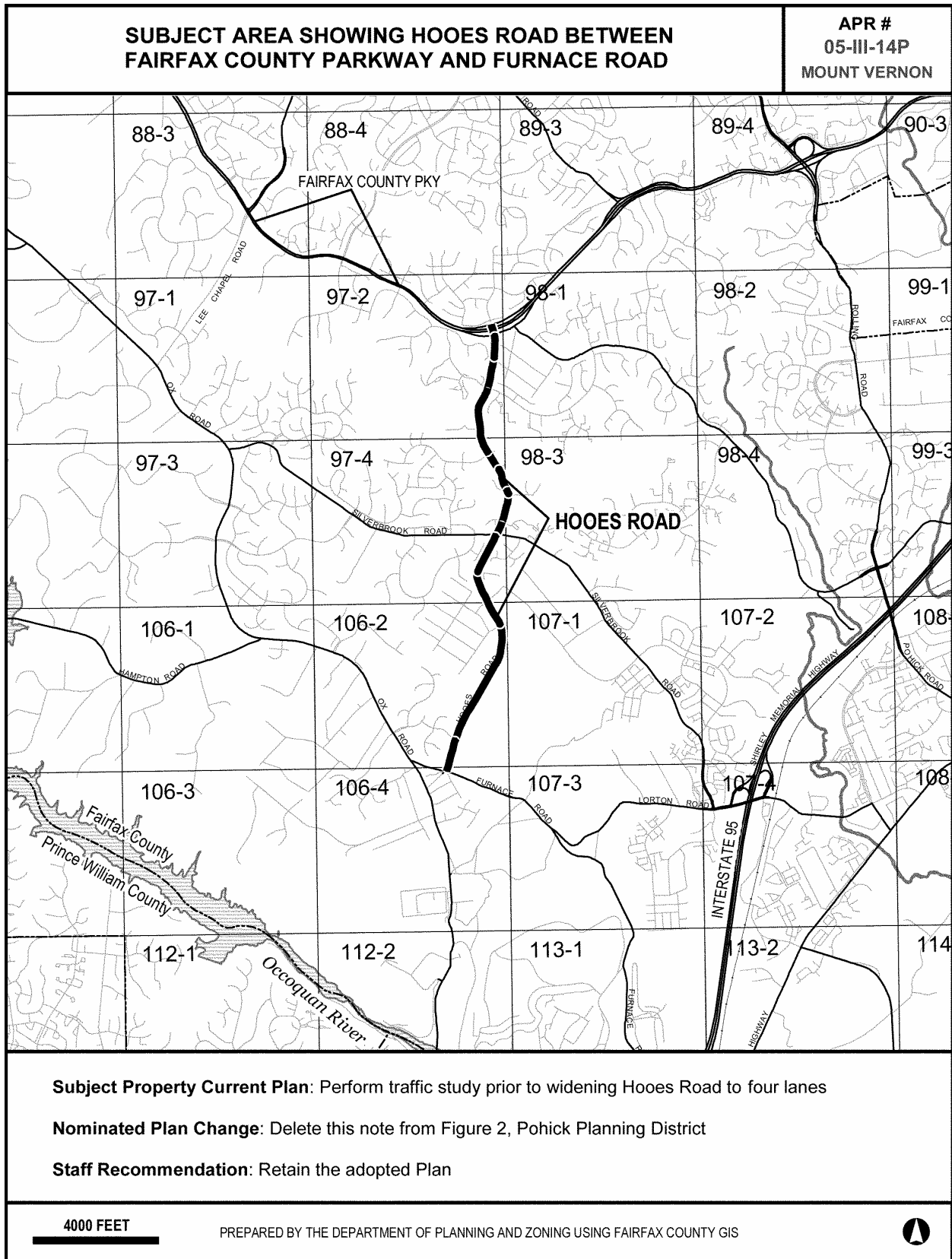
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### **SUMMARY OF STAFF RECOMMENDATION**

☐ Approve Nomination as submitted

☐ Approve Staff Alternative

☒ Retain Adopted Plan



## CONTEXT

### *General Location:*

The subject area consists of Hooes Road between Ox Road and Silverbrook Road in the Pohick and Lower Potomac Planning Districts.

### *Planned and Existing Land Use and Zoning*

Hooes Road is generally a two-lane road from Ox Road to Silverbrook Road. The existing Plan recommends a traffic impact study of Hooes Road before the planned widening improvements to four lanes, as shown on the Plan map. Furthermore, it recommends that the study should be contingent upon the completion of all other planned transportation improvements in the area.

## PLANNING HISTORY

No Comprehensive Plan amendments were nominated for this area since 1997.

## ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2003 Edition, Lower Potomac Planning District, LP1-Laurel Hill Community Planning Sector, Transportation recommendations, as amended through 6-20-2005:

“Phase 3: Hooes Road from Furnace Road to Silverbrook Road: When the Lorton Reservation is proposed for redevelopment, right-of-way should be reserved for a future four lane improvement. Prior to redevelopment, consideration should be given to improving the existing substandard 2 lane road to VDOT standards. Improvement to 4 lanes for this section of Hooes Road should only be considered after the completion of other planned major arterial improvements in the area, and if recommended in a transportation study for the purpose of providing capacity for through traffic.”

## NOMINATED PLAN AMENDMENT

The nomination proposes to remove the recommendation on the Plan map, which requires that the road be studied before it is widened to four lanes, and that the study be contingent upon completing all other planned transportation improvements in the area. See Attachment I.

## ANALYSIS

- Although this area was nominated as an amendment to the Area III Plan (Pohick Planning District), the facility is also located in Area IV (Lower Potomac Planning District)
- The restrictive language regarding improvement of Hooes Road only applies to the section between Furnace Road and Silverbrook Road. This is contained in text under Transportation

in the LP1 section of the Area IV Plan. The section between Ox Road and Furnace is already being improved to 4 lanes by VDOT as part of the Route 123 improvement.

- The impetus for the current recommendation was the concern that Hooes Road would develop into a “cut through” route allowing Prince William and regional traffic to more directly access the Fairfax County Parkway, in advance of other improvements being made in the area. The current recommendation for a transportation study serves to determine the necessity of the widening of Hooes Road or if other area-wide road improvements could alleviate traffic on Hooes Road. This recommendation would need to be updated once that transportation study is completed.
- The Laurel Hill Transportation Study, currently underway and scheduled to be completed later this spring, demonstrates the need for 4 lanes on Hooes Road by 2015. Currently, funds have yet to be programmed for construction of arterial roadway improvements in the Laurel Hill area.

## **RECOMMENDATION**

The current recommendation was adopted based on concerns over traffic in the area. With this consideration in mind, staff recommends the retention of the adopted Plan, until such time as other roadway improvements in the Laurel Hill area can be completed and the need for widening Hooes Road in this area can be reaffirmed.

Attachment I

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Lower Potomac Planning District, LP1- Laurel Hill Community Planning Sector, Figure 2: Countywide Transportation Recommendations, as amended through 4-25-2005, page 6:

